

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	260830
Address:	273 Loddon Bridge Road, Woodley, Wokingham, RG5 4BL.		
Proposal:	Full application for the proposed erection of a single storey rear extension to the existing dwelling at no. 273 Loddon Bridge Road and changes to fenestration, plus a part single part two storey side/rear extension to form 1 no. terraced dwelling following demolition of the existing single storey side and rear extensions, with associated dropped kerb and rear access off Cobham Road, pedestrian access, modified front access to no. 273, landscaping, parking, and cycle and refuse storage.		
Type of Development:	Minor Dwellings (1-9)		
Site Visit Made:	Yes - 07/05/26		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☒ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

Updated response on 08/07/2026:

Subject to conditions, the Council's Tree and Landscape Officer has no objection to the proposed extensions and adaptations to the existing building, including the proposed changes to the garden with associated landscaping, modified access for pedestrians and vehicles associated with the property along Cobham Road, and additional parking and cycle and refuse storage in the rear garden.

The Officer acknowledges that the design process is iterative and that the scheme has continued to evolve in response to comments from other consultees, vehicle movement requirements for the car parks, and other technical considerations. Unfortunately, this has resulted in the removal of proposed planting shown on the previously submitted Site, Landscape and Master Landscape plans. The Officer raises the following queries and considerations in response to the revised plans:

- *Sightlines and Swept Paths* drawing (Ref: CGV Transport Consultants Ltd., # CGV-1210-101 Rev P2, April 2026). **Are swept path drawings available for the previously submitted plans, or have the plans been revised to accommodate vehicle turning movements, allowing vehicles to exit the site in a forward direction?**
- *Landscape Master Plan* (Ref: no author, #3001-LA-01 Rev P2, no date). Changes to the front and rear car park areas have substantially reduced planting that performed important functions, including mitigating increased development on the Site, creating privacy between neighbours, serving as a green buffer between built form and private/public spaces, and contributing to the green street scene along Lodden Bridge Road. The previous submission offered substantial new planting in the front and rear gardens and this has now changed through revised plans.
 - Front Garden - The front garden is now almost entirely paved to create a car park area for three cars to the front of the dwelling. The new surfacing is proposed to be permeable according to the *Landscape Master Plan*. The Officer acknowledges that at present, the front garden is entirely covered in gravel with no planting. She also acknowledges that there is a precedent for this design treatment of front gardens nearby along Lodden Bridge Road. However, several planting elements originally proposed for the front garden-car park have now been removed. Specifically, the hedge planting between the car park's boundary wall and Cobham Road along the Site's northern perimeter has been removed and the tree proposed in the middle of the car park has been removed. Other front gardens contain small ornamental trees along this stretch of Loddon Bridge Road, contributing to a green street scene. A small ornamental tree in this location would contribute to the street scene, mitigate against increased development on the site including more paving (formerly two parking spaces and now three spaces with space to turn as well). **The Officer would like to see replacement planting for the removed vegetation in the form of a tree added to the front perimeter hedging along the eastern/front boundary of the car park.** (CP3 f, CC03 e)
 - Rear Garden – The proposed parking spaces and turning area in the rear garden has been revised and now takes on a diagonal configuration to accommodate car turning to face forward upon exit, as observed in the *Landscape Master Plan*, *Proposed Site Plan*, and *Landscape Planting Plan* drawings. (Ref: AF, 3001-LA-01 P2, no date) This configuration has created several awkwardly shaped and narrowly sized planting beds that will not easily support plant establishment and long-term viability. Additionally, the proposed evergreen conifer hedge has been reduced. This linear hedge along the entire western/rear boundary would have provided much needed buffer between the Site and neighbours at 3 Cobham Road. The Officer has included two photos of this area at present to demonstrate the dense arrangement, although she is not sure there is an alternative design and planting solution.



- *Boundary Treatment* is detailed on the Landscape Masterplan.
 - Front Garden: The Officer accepts the front garden boundary treatment, W1 New Wall and Railings similar in style, material, and height to the neighbouring property north of the Site at 277 Lodden Bridge Road as well as the hedging located behind the wall along the front boundary. The Officer accepts the response to fencing F1 in the front garden, presumably because this is owned by the neighbour at 271 Lodden Bridge Road.
 - Rear Garden:
 - The Officer accepts the response to fencing F2 (replace damaged panels with matching) and F5 (between the two rear gardens).
 - Currently, F3 is a mix of fencing types and in varying condition. **The Officer suggests that fencing identified as F3 in the drawing is replaced to match other new fencing within the rear garden and in agreement with the neighbour at 271 Lodden Bridge Road. Or alternatively, that some of F3 is retained where there is established planting but is replaced along this boundary line where it becomes low and transparent chain link fencing with close board timber fencing to increase privacy between neighbours.** See photos below.
 - The proposal for F5 fencing “New Post and Rail Fence or close board fence - 1.2m high fence” also needs review. There is an existing fence in new/excellent condition along this western boundary with neighbour at 3 Cobham Road. **The Officer does not agree that it needs to be replaced.** See photo of this existing fence below. (TB06 2 a iv; WBC Borough Design Guide R12)

F3 Existing Boundary Treatment along boundary with 271 Lodden Bridge Road



F5 Existing Boundary Treatment along boundary with 3 Cobham Road



- Tree Protection: Between the Site and 3 Cobham Road is an existing evergreen tree identified as T5 Lawson Cypress on the Landscape Masterplan drawing. This tree is located in the WBC highway verge. Some tree protection, such as temporary fencing or ground protection (as appropriate), will need to be used to ensure that the root protection areas of the tree is not compromised during the construction period of the new access/dropped kerb and driveway/car park proposed for the rear garden. The Officer would like to see a simple tree protection plan included that shows mitigation measures for this tree to be submitted before construction begins as per CL7 below. See photo below. (CC03 d)



Previous submission for reference 20/05/2026:

The existing semi-detached dwelling is located on a long linear corner plot along the busy Lodden Bridge Road in the parish of Woodley. Currently, the plot features mature green infrastructure, especially on the boundaries, which adds to the verdant character of the roads.

The Officer has reviewed the supporting documentation and drawings submitted with the application as well as the landscape response for this Site's Pre-Application 251127. In the *Proposed Elevations* drawing, the Officer observes an architectural design for the dwelling that will respect the roofline and existing architecture of the neighbouring and adjoining property at 271 Lodden Bridge Road. Moreover, the proposed architectural design will conform to the existing street scene. (Ref: AS Design Studio, 25008-A4-XX-DR-T-2100 Rev A, 09 March 2026).

Proposed off-site parking is shown along the western boundary of the Site's rear garden in the *Proposed Site Plan drawing* (Ref: AS Design Studio, 25008-A4-00-DR-T-0101, 08 March 2026). This will help alleviate the challenges with parking in this neighbourhood, which were observed by the Officer during a Site visit conducted on 7 May 2026. Vehicles were parked all along the adjacent Cobham Road, reducing the roadway from a dual-way road to a single-way road. Undoubtedly, vehicles will continue to park in this location, so it is critical that as much as possible (re: visibility splays) of the existing mature hedging is retained along Cobham Road to provide privacy and buffer between parked cars and the dwelling's front, side, and rear gardens.

The Officer welcomes the proposed planting scheme for the front garden and rear garden as illustrated within the highly descriptive *Landscape Planting Plan* (Ref: No author, 3001-PP-01, Rev P2, no date). The Officer particularly supports the proposed planting in the front garden and between the Site's proposed rear parking area and the neighbouring property at 3 Cobham Road; the front garden planting will contribute to the street character and the planting around the proposed rear car park will create a much needed buffer in what is a compact residential arrangement between these two properties. (CP3 a, b, c; CC03 d, e; TB21)

The Officer does have a few additional questions about soft and hard landscaping and boundary treatment without labels in the *Landscape Planting Plan* and *Proposed Site Plan*, including:

- What planting material (or other) is proposed for under the existing apple/cherry tree and proposed tree area in the rear garden?
- What is the proposed hard landscaping surface material for both car park/driveway areas?
- The *Proposed Site Plan drawing* provides heights for some of the internal fences and the vehicular gate for the proposed car park area to the rear of the property which are acceptable. Information about proposed materials and heights for other fences and/or walls within the property have not been provided. The Officer would like to understand the intention for the boundary treatment between the two rear gardens, along the exterior boundaries of the rear garden, and along the perimeter of the front garden to ensure this wall, fence or hedge is "designed to contribute positively to the character of the areas and to the quality of the public realm" as per R12 of the Wokingham Borough Council Design Guide.

As a condition, the applicant should update the provided *Landscape Planting Plans* and *Proposed Site Plan* with the information above. Existing trees indicated for retention, must also be retained in place accordingly.

Conditions & Reasons (if required)

CL4 – LANDSCAPE DETAILS (SMALL SCALE)

CL4 – Landscaping (*amended*)

Planting shall be carried out in accordance with the *Landscape Planting Plan* (Ref: No author, 3001-PP-01, Rev P2, no date) in the first planting and seeding seasons following the completion of the extension. Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

CL6 – RETENTION OF EXISTING TREES/SHRUBS/HEDGES

CL6 – Retention of trees and shrubs (*amended*)

No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans *Landscape*

Planting Plan (Ref: No author, 3001-PP-01, Rev P2, no date) and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

CC1 – BOUNDARY TREATMENT

CC1 Details of boundary walls and fences

Before the development hereby permitted is commenced details of all boundary treatment(s) shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

CL7 - PROTECTION OF EXISTING TREES etc (small sites)

Protection of trees

- a) No development or other operation shall commence on site until a simple Tree Protection Plan which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).
- b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.
- c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.
- d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Date:	08/07/2026	Signed:	L. Abbott
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